

Minutes
City of Burlington Plan Commission
Police Dept. Courtroom
May 13, 2008 6:30 p.m.

Mayor Miller called the Plan Commission meeting to order this Tuesday evening at 6:30 p.m. followed by roll call: Aldermen Tom Vos and Steve Rauch, Commissioners John Lynch, Darrel Eisenhardt, Bob Henney and Town of Burlington Representative Phil Peterson. Commissioner Bob Schulte was excused. Also present were: City Administrator Kevin Lahner and Building Inspector / Zoning Administrator Patrick Scherrer.

APPROVAL OF MINUTES

Commissioner Lynch moved and Commissioner Vos seconded to approve the minutes of April 8, 2008. All were in favor and the motion carried.

CITIZEN COMMENTS

William Goulding, 424 Conkey Street, introduced himself as a Zoning Board of Appeals member and informed the commission that he could answer any questions regarding the text amendment under topic 8B, should they have any.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

- 1. Consideration to approve a Site Plan application from T & M Rental, LLC for property located 150 Longmeadow Drive to construct an approximate 8,775 square foot building to use for assembly, office and warehousing, subject to Kapur and Associates' May 6, 2008 and Patrick Meehan's May 3, 2008 memorandums to the Plan Commission.**

Mayor Miller informed the commission that he would be tabling this issue at tonight's meeting. This item will come back to a special Plan Commission meeting pending material submission in a timely manner.

2. Consideration to recommend Ordinance Number 1861(3), “An Ordinance to amend Section 315-54C(6) of the Code of the City of Burlington to allow setback averaging for accessory structures located on alleys” to the Common Council.

Mayor Miller opened this issue for discussion.

Commissioner Eisenhardt questioned the exact meaning of “averaging” as stated in the text amendment.

Patrick Scherrer explained that the text amendment would be similar to current restrictions for front yard setbacks which are no less than 15 feet. This amendment is pertinent to older neighborhoods in the city that were in place before city code restrictions. He further gave an example that in situations with adjoining garages, setback distances would be looked at and averaged between the two garages to provide the setback amount for the property in question.

Commissioner Vos stated that this amendment stems from a recent Zoning Board of Appeals meeting where Tim Bartelson requested a variance to build a garage five feet from the alley, but was denied.

Bil Goulding stated that this text amendment is a way for the board to compromise on the Bartelson issue and stay compliant with the city code and land use plans.

Commissioner Peterson stated that the practice of averaging is common in cities within Racine County and has worked well with those cities.

Commissioner Vos moved and Commissioner Eisenhardt seconded to recommend approval to the Common Council. All were in favor and the motion carried.

OTHER MATTERS

None.

ADJOURNMENT

Commissioner Lynch moved and Commissioner Rauch seconded to adjourn the meeting at 6:39 p.m. All were in favor and the motion carried.

Adjourned at 6:39 p.m.

Recording Secretary – Megan E. Johnson